

Fern Valley, Crook, DL15 9PZ  
2 Bed - Bungalow - Detached  
Starting Bid £112,500

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For sale by modern auction, guide price £112,500, plus reservation fee.

We are thrilled to offer to the market with no onward chain, this two bedroom detached bungalow pleasantly situated within the highly sought after location of Fern Valley, Crook. Whilst the property does require some internal modernisation which has been reflected in the competitive asking price, it does benefit from being warmed by a gas combination boiler and has a modern bathroom suite.

The internal accommodation comprises: Welcoming entrance hallway, spacious lounge (measuring 17ft approximately), kitchen with a range of fitted wall & base units, two bedrooms & bathroom. Externally, the property enjoys a good sized, enclosed South-East facing garden to rear which is largely laid to lawn, whilst to the front, there is a driveway providing off road parking. We strongly recommend thorough internal inspection in order to fully appreciate the style, space & potential of this impressive property for sale.

Fern Valley is well positioned being close to Crook town centre, which has a wide range of shopping amenities and health care facilities. It's within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside. There is also bus links just a short walk away from the bungalow.

FREEHOLD  
EPC Rating: D  
Council Tax Band: B

#### ENTRANCE HALLWAY

**LOUNGE**  
17'10 x 10'7 (5.44m x 3.23m)

**KITCHEN**  
8'9 x 6'9 (2.67m x 2.06m)

**MASTER BEDROOM**  
10'7 x 10'1 (3.23m x 3.07m)

**BEDROOM TWO**  
10'7 x 7'3 (3.23m x 2.21m)

**BATHROOM**  
6'8 x 5'5 (2.03m x 1.65m)

#### EXTERNALLY

#### AGENTS NOTES

Electricity Supply: Mains  
Water Supply: Mains  
Sewerage: Mains  
Heating: Gas central heating

EPC Rating: TBC  
Durham Council Tax Band: B  
Annual Price: £1,891

Broadband  
Basic  
13 Mbps  
Superfast  
58 Mbps

Mobile Signal: Good

#### Disclaimer

The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

#### MODERN AUCTION

##### Auctioneer Comments

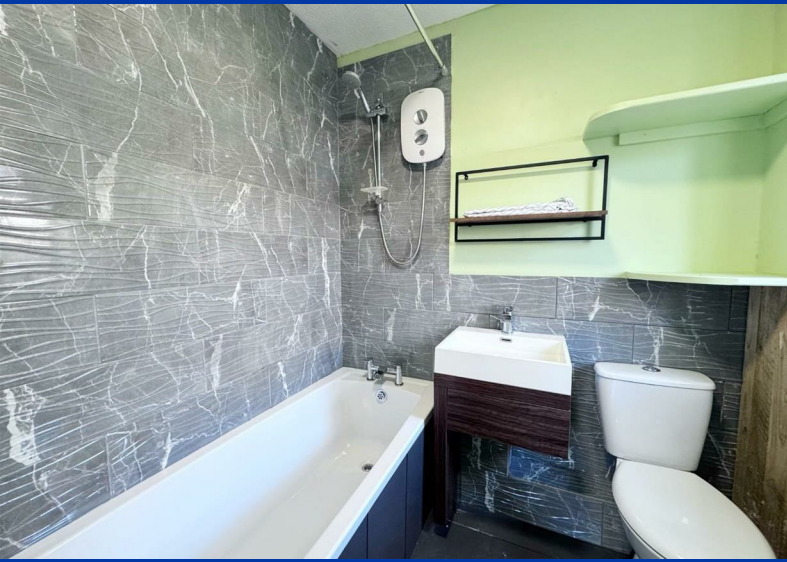
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



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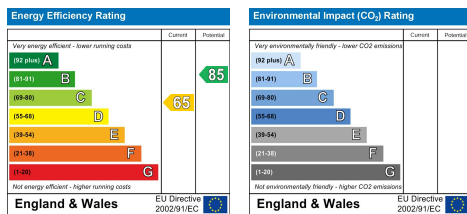
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